

EXHIBIT 6-A
SAMPLE VOLUNTARY AGREEMENT
(for use by local government)

Grantee or Agency Letterhead

(date)

Dear _____:

(City, County, State, other) _____ is interested in acquiring property you own at (address) _____ for a proposed project which may receive funding assistance from the U.S. Department of Housing and Urban Development (HUD) under the HOME program.

Your property is not a necessary part of the proposed project and is not part of an intended, planned, or designated project area where substantially all of the property within the area is to be acquired. Please be advised that, (City, County, State, other) _____ possesses eminent domain authority to acquire property, however, in the event you are not interested in selling your property, or if we cannot reach an amicable agreement for the purchase of your property, we will not pursue its acquisition under eminent domain.

We are prepared to offer you (\$) _____ to purchase your property. We believe this amount represents the current market value of your property. Please contact us at your convenience if you are interested in selling your property.

In accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA), owner-occupants who move as a result of a voluntary acquisition are not eligible for relocation assistance.

If you have any questions about this notice or the proposed project, please contact (name) _____, (title) _____, (address) _____, (phone) _____.

Sincerely,

(Name and title) _____

NOTES.

1. The case file must indicate the manner in which this notice was delivered (e.g., certified mail, return receipt requested) and the date of delivery.
2. Tenant-occupants displaced as a result of a voluntary acquisition may be entitled to URA relocation assistance and must be so informed per 49 CFR 24.2(a)(15)(iv) – Initiations of negotiations, and 49 CFR 24 Appendix A - 24.2(a)(15)(iv).
3. This guideform may only be used if all of the requirements of 49 CFR 24.101(b)(1)(i)-(iv) are met.

4. This is a guideform. It should be revised to reflect the circumstances.

SAMPLE AGREEMENT FOR DONATION OF REAL PROPERTY

(Name of Donator), as property owner, voluntarily donates _____ in _____, Montana to the HOME project. (Name of Donator) waives, or gives up, all claims for compensation from the eligible home buyers of the HOME project with respect to the donation of the (property) described on Exhibit "A" attached to this agreement. The (property) will be used specifically for the HOME project which includes (description of activity). Affordability restrictions will apply.

(Name of Donator) offered to donate (property) to the HOME project on (Date), 20___. (Name of Donator) understands it cannot be required to donate the (property) to the HOME project.

Date: _____, 20__

Signature of Donator:

Subscribed and sworn to before me this _____ day of _____ 20__.

My commission expires _____.

Legal description:

SAMPLE VOLUNTARY AGREEMENT
(to be used by nonpublic entities)

Grantee or Agency Letterhead

(date)

Dear _____:

(Name of Agency/Person) _____, is interested in acquiring property you own at (address) _____ for a proposed project which may receive funding assistance from the U.S. Department of Housing and Urban Development (HUD).

Please be advised that (Name of Agency/Person) _____ does not have authority to acquire your property by eminent domain. In the event we cannot reach an amicable agreement for the purchase of your property, we will not pursue this proposed acquisition.

We are prepared to offer you (\$) _____ to purchase your property. We believe this amount represents the current market value of your property. Please contact us at your convenience if you are interested in selling your property.

In accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA), owner-occupants who move as a result of a voluntary acquisition are not eligible for relocation assistance.

If you have any questions about this notice or the proposed project, please contact (name) _____, (title) _____, (address) _____, (phone) _____.

Sincerely,

(name and title) _____

NOTES:

1. The case file must indicate the manner in which this notice was delivered (e.g., certified mail, return receipt requested) and the date of delivery.
2. Tenant-occupants displaced as a result of a voluntary acquisition may be entitled to URA relocation assistance and must be so informed per 49 CFR 24.2(a)(15)(iv) – Initiations of negotiations, and 49 CFR 24 Appendix A - 24.2(a)(15)(iv).
3. This is a guideform. It should be revised to reflect the circumstances.

**SAMPLE FORM FOR
ESTABLISHMENT OF FAIR MARKET VALUE
WITHOUT AN APPRAISAL**

**This form needs to be completed by a licensed Real Estate Sales Person or Broker representing either the buyer or seller and provided to the seller before he/she enters into a contract for sale. In those cases where an option or contract already exists, the seller must be provided the opportunity to withdraw from the agreement after this information is provided.*

Based on my experience as a licensed Real Estate Sales Person or Broker and my knowledge of the real estate market in _____, it is my opinion that the fair market value of the property located at: _____ is approximately \$ _____.

Signature

Date